CBO Meeting #8 - Tuesday October 20, 2026

WELCOME TO THE
RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT
COMMUNITY BENEFITS MEETING



CITY OF DETROIT

RISE HIGHER
MAYOR MARY SHEFFIELD

MEETING AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Activities Report Back
- Developer Update
- NAC Benefits Proposal Response
- NAC and Developer Q & A
- Public Comment

CITY OF DETROIT

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MAYOR MARY SHEFFIELD

CITY OF DETROIT DEPARTMENTS & AGENCIES

PLANNING & DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY COUNCIL MEMBERS



Council Member Renata Miller
District 5



Council President Pro-Tempore Coleman A. Young II
At-large



Council Member Mary Waters
At-large

DEVELOPMENT TEAM





Three Ways to Participate (Beyond CBO)

To maximize touchpoints with the community and stakeholders through this process, we have set up three ways to participate:

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OUR STOREFRONT ON THE RIVERWALK

With regular open hours, exhibits, and workshops, the community is invited to directly engage with the project team and have your voice be heard.



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An online survey to document your input.

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- **MEETING AGENDAS**
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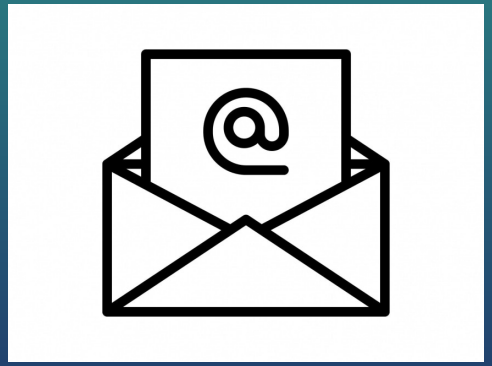
- **OTHER "ESSENTIAL INFORMATION" AS SPECIFICED IN THE CBO**

NEIGHBORHOOD ADVISORY COUNCIL

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

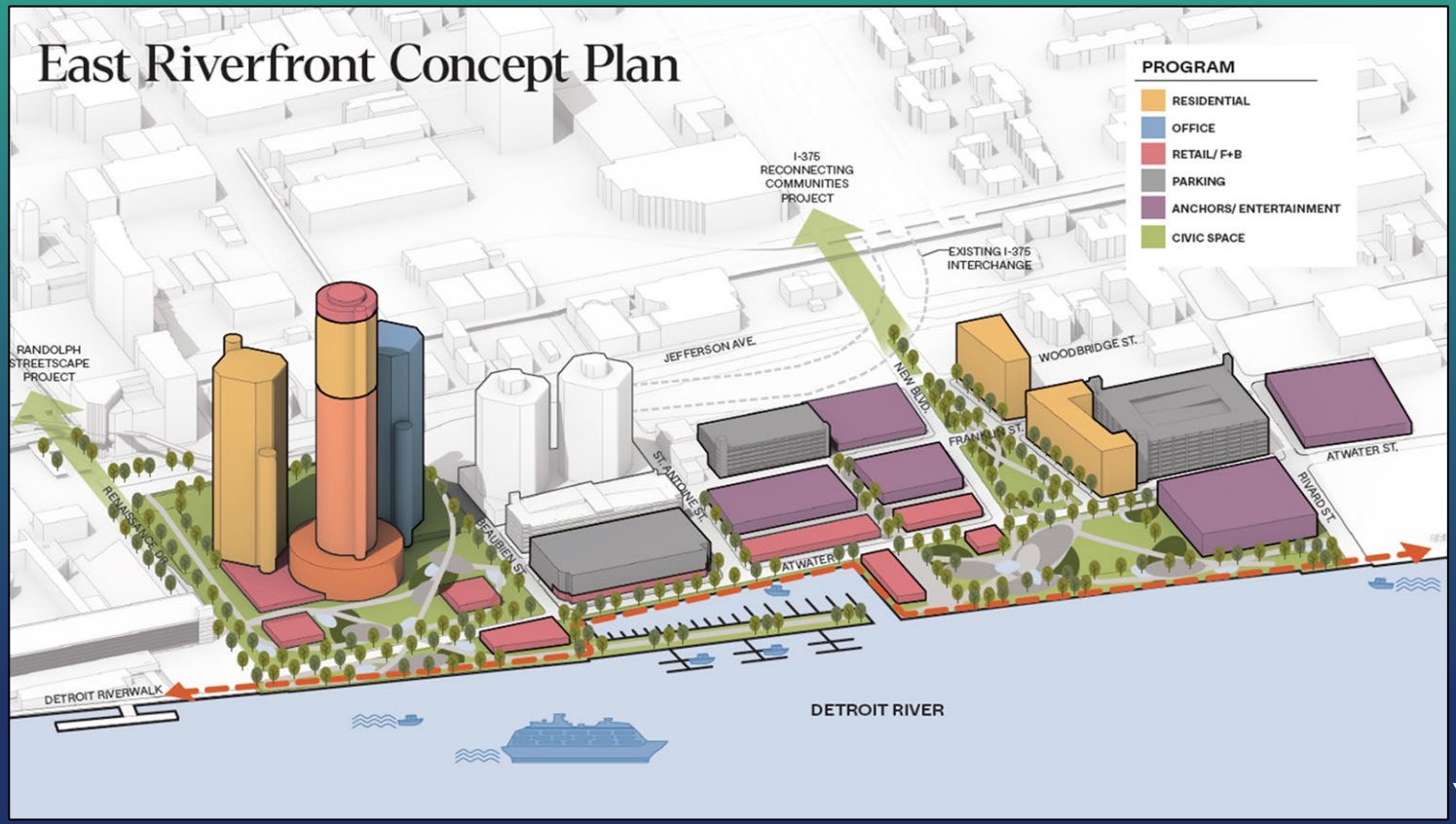
- **Teron Haynes Jr.** - Elected by Impact Area Residents
- **Gail Perry-Mason** - Elected by Impact Area Residents
- **Aloshia Jackson** - Appointed by Council Member Renata Miller
- **Jamaine Dickens (Chair)** - Appointed by Council President Pro Tempore Coleman A. Young II
- **Linda Middlebrooks-Talbot** - Appointed by Council Member Mary Waters
- **Catherine Cheung (Vice Chair of Project Management)** - Appointed by Planning & Development
- **Deirdre Jackson** - Appointed by Planning & Development
- **Jeff Mastej (Parliamentarian)** - Appointed by Planning & Development
- **Bernard Morgan II (Vice Chair of Community Engagement)** - Appointed by Planning & Development
- **Patrice Love** – Alternate Member Appointed by the Neighborhood Advisory Council

CONTACT THE NAC DIRECTLY



RenCenNAC@gmail.com

NAC BENEFITS RESPONSE



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MAYOR MARY SHEFFIELD

Community Benefit Recommendations

The NAC proposed 90 community benefit recommendations. Each recommendation is a specific commitment, investment, standard, program or measurable outcome, organized under five pillars.

DELIVERY
12
recommendations

CONNECTION
22
recommendations

PLACE
30
recommendations

OPPORTUNITY
9
recommendations

EXPERIENCE
17
recommendations

The Developers aligned fully with 53 recommendations, aligned on principle for 30 recommendations, and suggested alternatives for 12. Here's where the NAC stands on the Developer's response:

46
Recommendations aligned between NAC and Developers

13
Recommendations require further discussion and clarification

26
Formal NAC counterproposals

6
City-led recommendations

$41M+ in direct funds for Detroiters

$1M	Impacted business relief fund	**$10.5M**	Community Resilience Hub[2]
$10M	Affordable housing development fund	**$1.08M**	Small business pavilion pop-up support
$5M	Affordable housing trust fund	**$3M**	Small business neighborhood fund
$4M	Housing relocation and homeownership fund	**$6M**	Workforce & youth development fund

Not counted above:

(1) Developer-funded People Mover station rebuild

(2) Continued discussions on Resilience Hub operations and programming needs

Delivery

WHERE WE NEED FURTHER DISCUSSION:

Detroit-Based Business

Compliance with City of Detroit's Detroit Business Opportunity Program for procurement and scoring

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

$1M Business Relief Fund

Supports impacted business during construction

CEMP

Construction environmental management plan including air monitoring, corrective measures, and environmental protections

Community Engagement

Ongoing opportunities to review material changes and provide project recommendations on a biannual basis

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Riverwalk Access

Continuous Riverwalk access through construction with minimal detours and commitments to universal design beyond ADA

Construction Management

Construction Logistics and Impact Management Plan (CLIMP) coordinated with residents and businesses to minimize traffic, pedestrian, neighborhood, and business disruption

Community Engagement

Advance notice of every road or sidewalk closure at least 72 hours ahead, by signage, project website, social media, etc.

Connection

WHERE WE NEED FURTHER DISCUSSION:

Parking Availability & Pricing

Additional analysis on parking demand and market prices

Shuttle & On-Site Mobility Options

Shuttles for construction worker parking and visitors, mobility options for visitors

Energy Efficiency

Building standards for energy efficiency and reduced carbon footprint for the project lifecycle

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

Discounted Parking

50% discount for Detroit residents

People Mover Station

Fully funded People Mover station reconstruction

Stormwater Infrastructure

Stormwater capacity evaluated against the 200-year 24-hour storm event

Connection

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Connectivity and Universal Accessibility

Continuous routes with universal design that exceeds minimum ADA compliance; continuous bike/pedestrian paths; accessibility consultant to inform best practices

Transportation, Neighborhood Access, & Parking

Transportation Impact Analysis (TIA) to address construction and development impacts, maintenance of reliable neighborhood access throughout construction and operation

Environmental Stewardship & Sustainability

Advances the long-term health, resilience, and sustainability of the riverfront environment including wildlife protection and riverfront habitat; institutes best practices for waste reduction during construction and operations; implements recycling and composting infrastructure

AREAS THAT WILL BE CITY-LED EFFORTS:

- **Pedestrian & Bicycle Infrastructure**
  Improve pedestrian and bicycle safety along E. Jefferson, including safer crossings, shorter crossing distances, improved connectivity, and potential westward expansion of bike lanes into downtown.
- **Public Transportation Expansions**
  City will lead any enhancements or expansions of transit provides including DDOT, Qline, and People Mover with support of the Developer in the project area

Place

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Community Resiliency Hub
Continuous routes with universal design that exceeds minimum ADA compliance; continuous bike/pedestrian paths; accessibility consultant to inform best practices

Public Space and Public Access
Civic space stays publicly accessible in perpetuity; Bedrock owns, funds, and maintains public spaces; Riverwalk access protected if a marina is built; provides safe, welcoming public spaces;

Year-round family-serving amenities
Provides broadly accessible, family-friendly, and year-round entertainment options and amenities

$3M Small Business Commercialization Pathways
Supports small business operating and investing in Detroit neighborhoods

Living Wage Standards
Utilize union labor at union pay scales, plus fringe benefits to achieve living wage standards

WHERE WE NEED FURTHER DISCUSSION:

Resilience Hub
Requires discussion on space, programming, operations, and overall vision for the community resilience hub

Place

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

Housing Affordability

Includes at 20% of units offered at 60% AMI, 5% at 30% AMI, 5% at 100-120% AMI; affordable units distributed across all unit types and buildings in the project

$10M Affordable Housing Projects

Towards affordable housing development in the neighborhoods, and for related community infrastructure improvements that support neighborhood vitality

$4M Housing Assistance Fund

Towards relocation, homeownership, and down payment assistance to mitigate potential displacement resulting from increased housing costs

$5M Affordable Housing Trust Fund

Towards building, preserving, and rehabilitating affordable housing

Promote to Detroit residents

Market housing units through Detroit-based broker networks and the City of Detroit's Home Connect program

Neighborhood Amenities

Include family, health, and wellness services in the riverfront commercial space

Accessible Housing

Appointed ADA liaison to consult on project design

Cultural Space Development

Hire consultant for cultural activations and placemaking

$3M / Vendor for Pop-up Markets

Accelerate the launch of the outdoor markets to activate the riverfront during construction

Opportunity

WHERE WE NEED FURTHER DISCUSSION:

Hiring Detroiters First

Further clarity on employment plan and employment goals with commitment to sourcing Detroit talent first

Impacted Employees

Best efforts to encourage successor contractors or tenants to hire workers who formerly worked at the Renaissance Center

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

$3M STEM Training Fund

Dedicated to STEM education in partnership with DPSCD

$3M Skilled Trades Fund

Specifically, for scaling up proven programs for getting Detroiters into construction jobs, such as TRADE CONNECT

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Wages, Labor, and Standards

Project will use union labor; hotel will be a national brand with a collective bargaining agreement. All other properties leased to third-parties – hiring and contracting not within developer's control

Hiring Detroiters for Construction Jobs

Developer will comply with City Executive Order requiring 51% Detroiters hired for construction projects

Community Wealth Fund

Reallocates money from this recommended fund towards housing, workforce development, and small businesses

Experience

WHERE WE NEED FURTHER DISCUSSION:

Dedicated Space & Youth Programs

Further clarity on the Community Resiliency Hub as a dedicated space for safety, education, workforce and professional development; Space serves as a community hub for events and programming

History & Detroit identity

Developer did not respond to request for funding an application for sites in the Impact Area to be listed on the National Register of Historic Places

WHERE WE OFFERED A COUNTER OR ALTERNATIVE:

Honoring Detroit's Black History

Work with a cultural historian, provide wayfinding, art, and programming

WHERE WE ALIGNED WITH THE DEVELOPER'S RESPONSE:

Continuous Youth Engagement

Work with the City's Office of Youth Affairs to for ongoing and long-term engagement with youth on the riverfront

Promoting Detroit Neighborhoods

Materials and displays included in the Renaissance Center observation deck

Affordable Culture & Entertainment Experiences

A core commitment of the developer to provide free or affordable events and activities for Detroiters.

Events, Programming, & Recreation

Developer is engaging with the management company to support the Aretha Frankling Amphitheater. Will provide free and low-costs events, and waterfront programming

Arts & Creative Economy

Preserve, retain, or relocate existing artwork and prioritize Detroit-based artists for public art opportunities

COMMUNITY BENEFITS PROPOSAL

SCAN QR CODE TO DOWNLOAD TONIGHT'S MEETING MATERIALS

ALSO AVAILABLE ON THE BOX DRIVE:

https://detroitmigov.box.com/v/RENCEN-CBO-Resources



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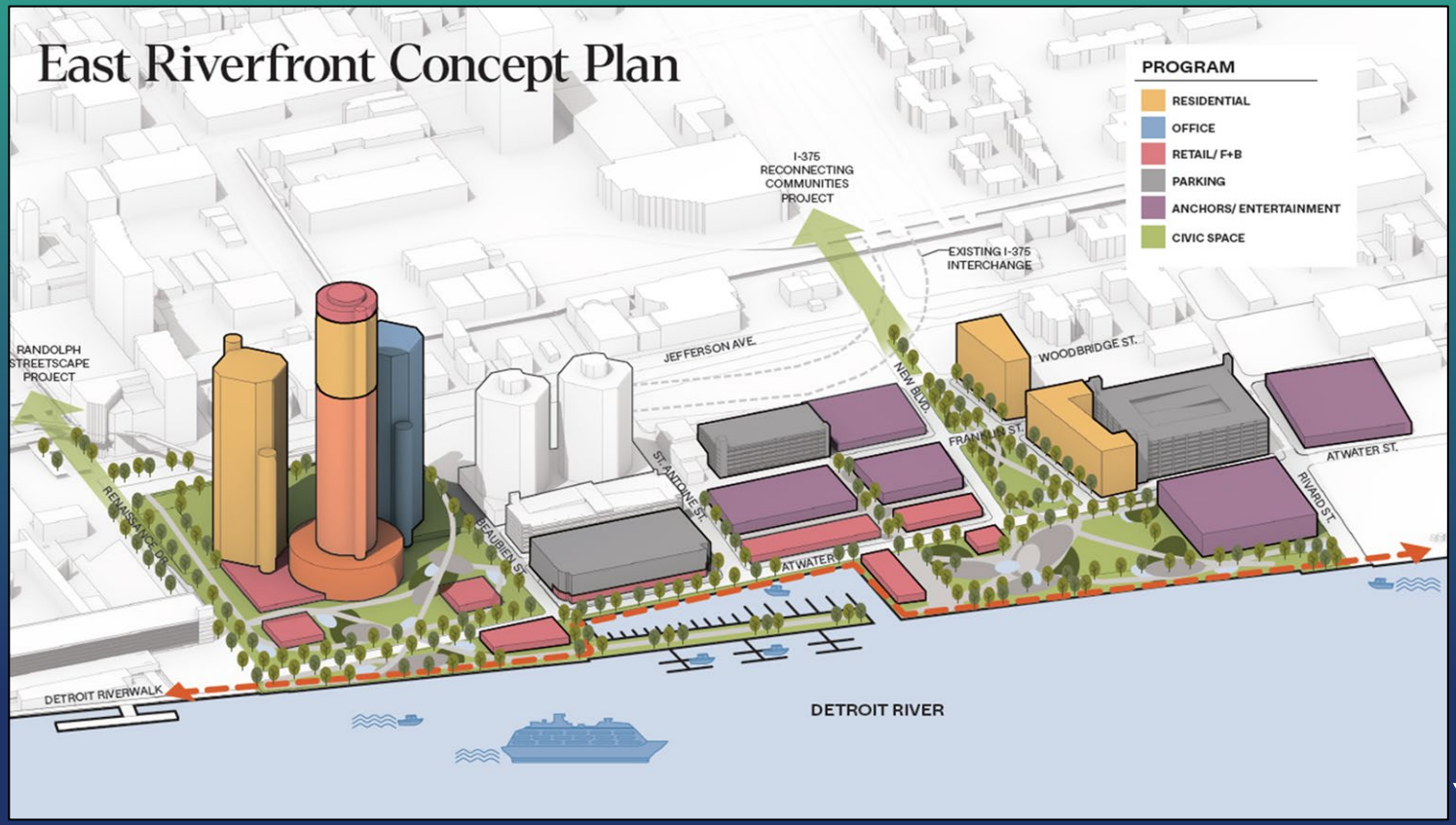
NAC Q & A



Comment cards also available

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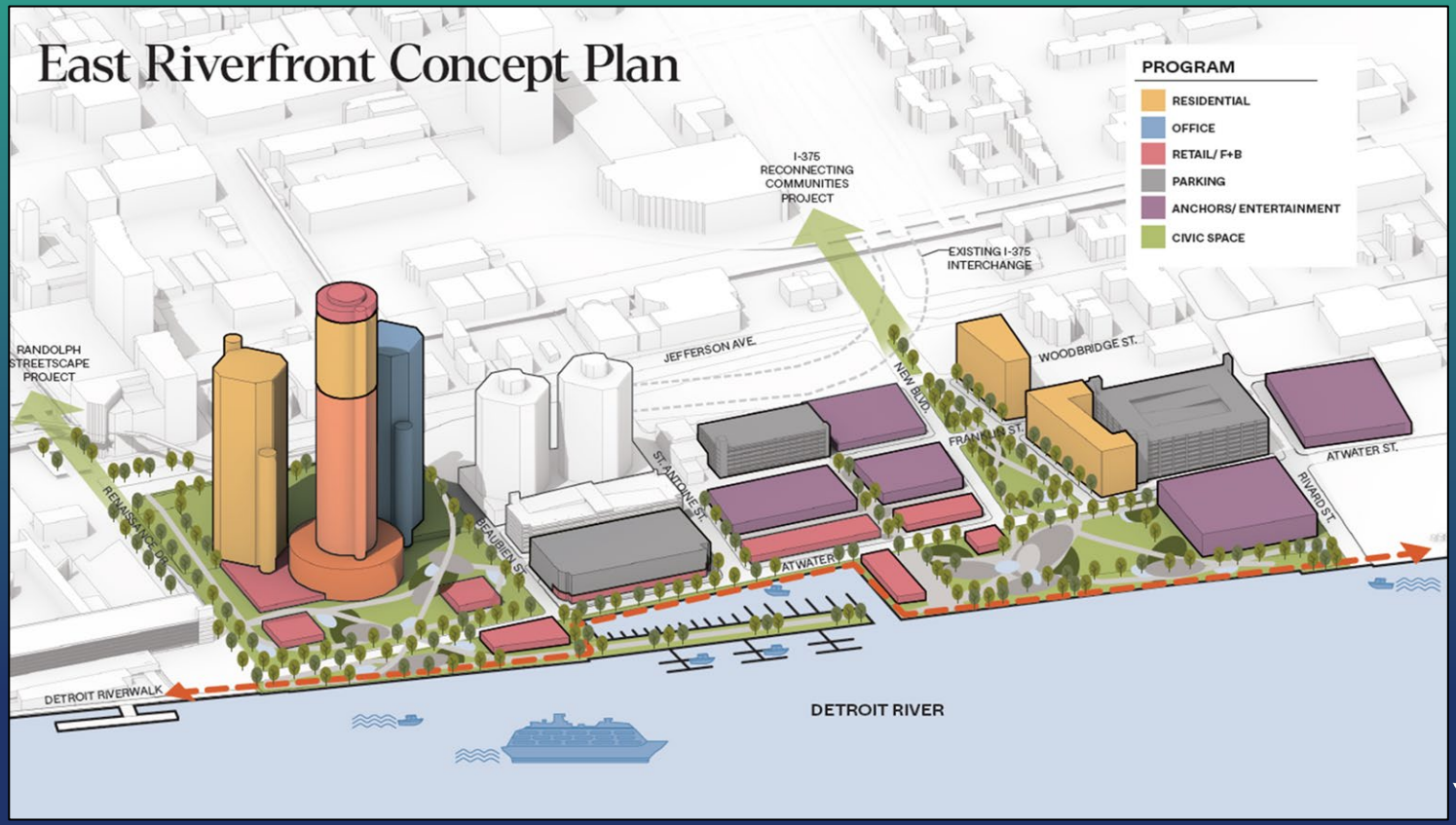
PUBLIC COMMENT



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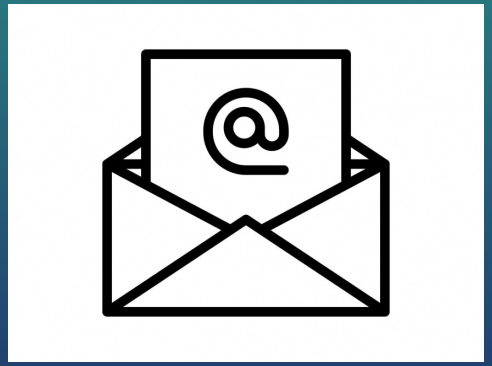

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Doors at 5:30 for Registration and Refreshments

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